



REGENT  
ESTATES



# RADCLIVE, BUCKINGHAM

£1,350,000 Freehold

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## ACCOMMODATION

On the market for the first time in nearly 20 years, a stunning 5-bedroom brick-built barn conversion set in an elevated and rural location on an acre plot with outstanding views over Buckingham golf course. Finished to an extremely high standard with an abundance of character features and a contemporary layout to suit modern living.

Accommodation comprises:  
Entrance Hall, Sitting Room, Family Room, Kitchen/Breakfast Room, study, Principal Bedroom with ensuite, four further bedrooms (3 doubles), 2 further bathrooms and a W.C.

Approached over a central courtyard of gravel and hard standing with parking for several cars and an outbuilding containing workshop, double garage and a carport for 2 cars, you are welcomed into this beautiful village home via an entrance hallway with WC and bedroom, which leads through to the principal reception rooms.

The sitting room is light and spacious with a solid oak floor and wood burner, the French doors lead to a fantastic large and elevated west facing terrace with far reaching views over the upper great Ouse valley, secluded and Perfect for al fresco dining.

The large kitchen breakfast room with vaulted ceiling and sky lights has a porcelain tiled floor, a modern oil-fired Rayburn dual cooker and A rated boiler and is fitted with a contemporary range of kitchen units from Willow Kitchens. A fantastic space for entertaining.  
A useful utility room can be accessed just off the kitchen, with plumbing and electrics for a washing machine & dryer.

## LOCATION

Radclive is a small hamlet on the river Ouse approximately 1 mile from Buckingham. The village is in the Royal Latin grammar school catchment area and the nearby town of Buckingham provides supermarkets, independent shops, leisure facilities, pubs, bars, restaurants and GP surgeries. Rail services from Bicester (12 miles) and from Milton Keynes (15 miles) offer frequent and fast services to London.

## OUTSIDE

Outside the south and west facing garden of over  $\frac{3}{4}$  acre is mainly laid to lawn with mature trees and established hedging surrounding the property. The rural setting of the property offers complete privacy.

Outside - South & West facing garden approaching  $\frac{3}{4}$  acre, large terrace, Oil tank  
Outbuilding - Workshop, Double Garage, Car port for two cars  
Services - Oil fired central heating, mains water, septic tank drainage  
Local Authority - Buckingham  
Council Tax Band G  
EPC Band D

## IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

## VIEWING

Strictly by appointment through Regent Estates.

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Total area: approx. 246.6 sq metres (2654.8 sq feet)  
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE.  
The position and size of doors, windows, appliances and other features are approximate only. This area includes garages and outbuildings. © My Home Property Marketing - Unauthorised reproduction prohibited.  
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